

84-155-A 84-155-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2.b. to permit 24 parking spaces in lieu of the required 60

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) The proposed structure will provide additional storage essential to the business. The addition will not cause an increase in employment. Parking spaces are now more than adequate. Petitioner has made every effort to obtain additional parking from adjacent landowners, but nothing has resulted.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):

(Type or Print Name) Herman's Bakery, Inc.

Signature: *[Signature]*

Address: 7560 Holabird Avenue

City and State: Dundalk, Maryland 21222

Attorney for Petitioner: HERBERT R. O'CONOR, III

(Type or Print Name) 210 Allegheny Ave., Towson, Maryland 21204

Address: 210 Allegheny Ave., Towson, Maryland 21204

City and State: Towson, Maryland 21204

Attorney's Telephone No. 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of November, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of December, 1983, at 10:00 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Holabird Ave., 410' W of
Centerline of Merritt Blvd., : OF BALTIMORE COUNTY
12th District
HERMAN'S BAKERY, INC., : Case No. 34-135-A
Petitioner :

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, MD 21204
494-2138

I HEREBY CERTIFY that on this 29th day of November, 1983, a copy of the foregoing Order was mailed to Herbert R. O'Connor, III, Esquire, Cook, Howard, Downes, & Tracy, P. O. Box 5517, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 9, 1983

Herbert R. O'Connor, III, Esquire
P.O. Box 5517
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 71 - Case No. 84-155-A
Petitioner - Herman's Bakery
Variance Petition

Dear Mr. O'Connor:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct a two-story addition to the rear of the existing bakery, this hearing is required. The site plan has been revised to the satisfaction of the Department of Traffic Engineering and Current Planning, and the petition forms were revised accordingly. It should be noted that the proposed screening in the rear should be a minimum of four feet in height.

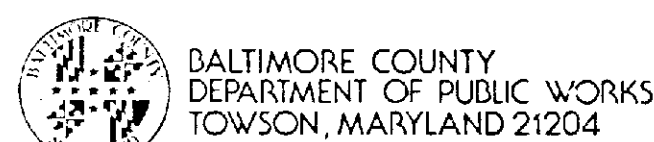
Particular attention should be afforded to the comments of the Department of Permits and Licenses and the Fire Department.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
NICHOLAS B. CONNODARI, Chairman

NBC:bsc
Enclosures
cc: SGA Designs, Inc.
3928 Shiloh Ave
Hampstead, Md. 21074



HARRY J. PISTEL, R.E.
DIRECTOR

October 19, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #71 (1983-1984)
Property Owner: Herman's Bakery, Inc.
N/S Holabird Ave., 410' W. from centerline
Merritt Blvd.
Acres: 60 X 389.75 District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements exist and are not directly involved. Ultimate improvement of the alley shall be a 20-foot commercial type alley on a 24-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 71 (1983-1984).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Trenner - Attn: S. Poehlmann

E-NW Key Sheet
10 SE 22 Pos. Sheet
SE 3 P Topo
109 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 71, Zoning Advisory Committee Meeting of Sept. 13, 1983

Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue District 12

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- (✓) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, AP-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

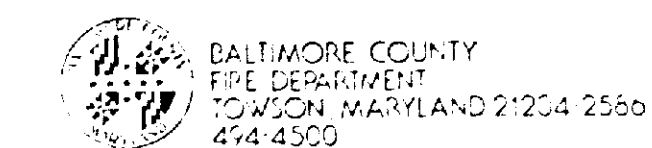
SS 20 1082 (1)

Zoning Item # 71
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until
() Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (✓) Others Prior to approval of a Building Permit for the proposed addition, applicant must contact the Food Service Plans Review Section of this Department (494-3775). Owner has been advised of this requirement.

[Signature]
JAN J. FURREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1082 (2)



PAUL H. RENCKE
CHIEF

November 29, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Herman's Bakery, Inc.

Location: N/S Holabird Avenue 410' W. from centerline Merritt Blvd.

Item No.: 71 Zoning Agenda: Meeting of September 13, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

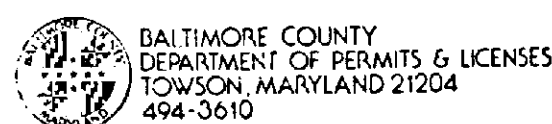
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *[Signature]* 11-30-83 NOTED AND APPROVED *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



ED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 71 Zoning Advisory Committee Meeting are as follows:

Property Owner: Herman's Bakery, Inc.
Location: N/S Holabird Avenue 410' W. from centerline Merritt Blvd.
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 26 parking spaces in lieu of the required 61 spaces.

Acres: 60 x 389.75
District: 12th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill A-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/ & other miscellaneous shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-engineered seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 1100, also Section 503-5.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

Notes: X I. Comments - A 3 hour firewall is required on the west side. An approved means of egress at the rear of the structure shall be provided. If any floor area exceeds 12000 square feet sprinklers could be required for the whole structure. It is advisable that the owner have his architect contact this Department before the design has been completed. See Section 103.4. These comments reflect only on the information provided by the owner submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CES:es

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 14, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 13, 1983

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, & 74
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,

William E. Hammond
Zoning Commissioner
Department of Planning

WNP/bp

IN RE: PETITION ZONING VARIANCE
N/S of Holabird Avenue, 410'
W of the centerline of Merritt
Boulevard - 12th Election
District
Herman's Bakery, Inc.,
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-155-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Herman's Bakery, Inc., requests a variance to permit 24 parking spaces instead of the required 60 spaces. The purpose of the request is to enable the Petitioner to add a storage building onto the existing bakery on the subject property, which would take about ten spaces from those already existing, as more fully described on Petitioner's Exhibit 1.

Harry J. Herman, President of Herman's Bakery, Inc., appeared and testified and was represented by Counsel. A number of Protestants appeared and testified.

Testimony indicated that the property is zoned B.L. The Petitioner has operated a bakery on the instant site for 25 years and has used a trailer for storage. It was forced to remove the trailer because it violated existing Baltimore County Zoning Regulations (BCZR). It has become necessary, therefore, for the Petitioner to construct a storage building, 40' x 40', on the rear of the bakery to be used as a warehouse only. It will not be used as a retail outlet or add to the existing retail business in any way. Currently, the business requires approximately 57 parking spaces and the addition would require an additional three spaces. However, there are presently only 34 spaces, eight in front of the store and the remainder to the rear, as shown on Petitioner's Exhibit 1. The proposed addition would take away ten spaces from that total. For a number of years, the Petitioner had an agreement with one of the neighbors, House of Neptune, that its customers

ORDER RECEIVED FOR FILING

DATE December 22, 1983

BY John A. Loney

could park on its lot and other customers have utilized the parking provided at Salvo Auto Parts, another neighbor. No complaints have ever been registered by either customers or neighbors over the lack of on-site parking. Mr. Herman could not recall any time in the past 25 years that customers have parked on the rear lot. Employees and neighbors in the residential area behind the bakery have parked there, with permission, but never customers. In fact, most of the employees do not drive to work, so the rear lot is never filled to capacity.

The Protestants testified that they were not opposed to the variance request, but were concerned about other issues, which are addressed in the restrictions added to the Order filed herein. J. Marmash, William Krichinsky, and Matilda Wolfe all stated succinctly that they were not opposed to the parking variance. However, all were concerned with the placement and use of a dumpster, runoff from cleaning the Petitioner's building, and drainage onto the parking lot. Mr. Herman testified that he was more than willing to cooperate with his neighbors.

The Petitioner seeks relief from Section 409.2.b., pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance were to be granted, such use as proposed would not be contrary to the spirit of the regulations and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not to be granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 day of December, 1983, that the Petition for Variance to permit 24 parking spaces instead of the required 60 spaces be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The dumpster utilized by the Petitioner shall be placed adjacent to the loading dock and not behind the proposed addition. The dumpster shall only be emptied after 7:00 a.m. on weekdays, and any overflow that occurs in the dumpster shall be attended to at all times.
3. Residue emanating from the cleaning of the bakery shall be attended to before discharging onto the parking lot.

ORDER RECEIVED FOR FILING

DATE December 22, 1983

BY John A. Loney

4. A drain shall be placed into the parking lot to accept runoff.
5. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee, which are adopted in their entirety and made a part of this Order.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE December 22, 1983

BY John A. Loney

ZONING DESCRIPTION

Beginning for the same on the northside of Holabird Avenue 410 feet, more or less, west of the center line of Merritt Boulevard, running thence S 75° 50' E 60', thence running N 14° 10' E 389.75' to a point on the southside of an alley there situate, thence running along the southside of said alley N 75° 50' W 60' to a point, thence S 14° 10' W 389.75' to the place of beginning.

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance
LOCATION: North side of Holabird Avenue, 410 ft. West of the centerline of Merritt Boulevard
DATE & TIME: Tuesday, December 20, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit 24 parking spaces in lieu of the required 60

The Zoning Regulation to be excepted as follows:
Section 409.2.b - parking requirements for a bakery

All that parcel of land in the Twelfth District of Baltimore County

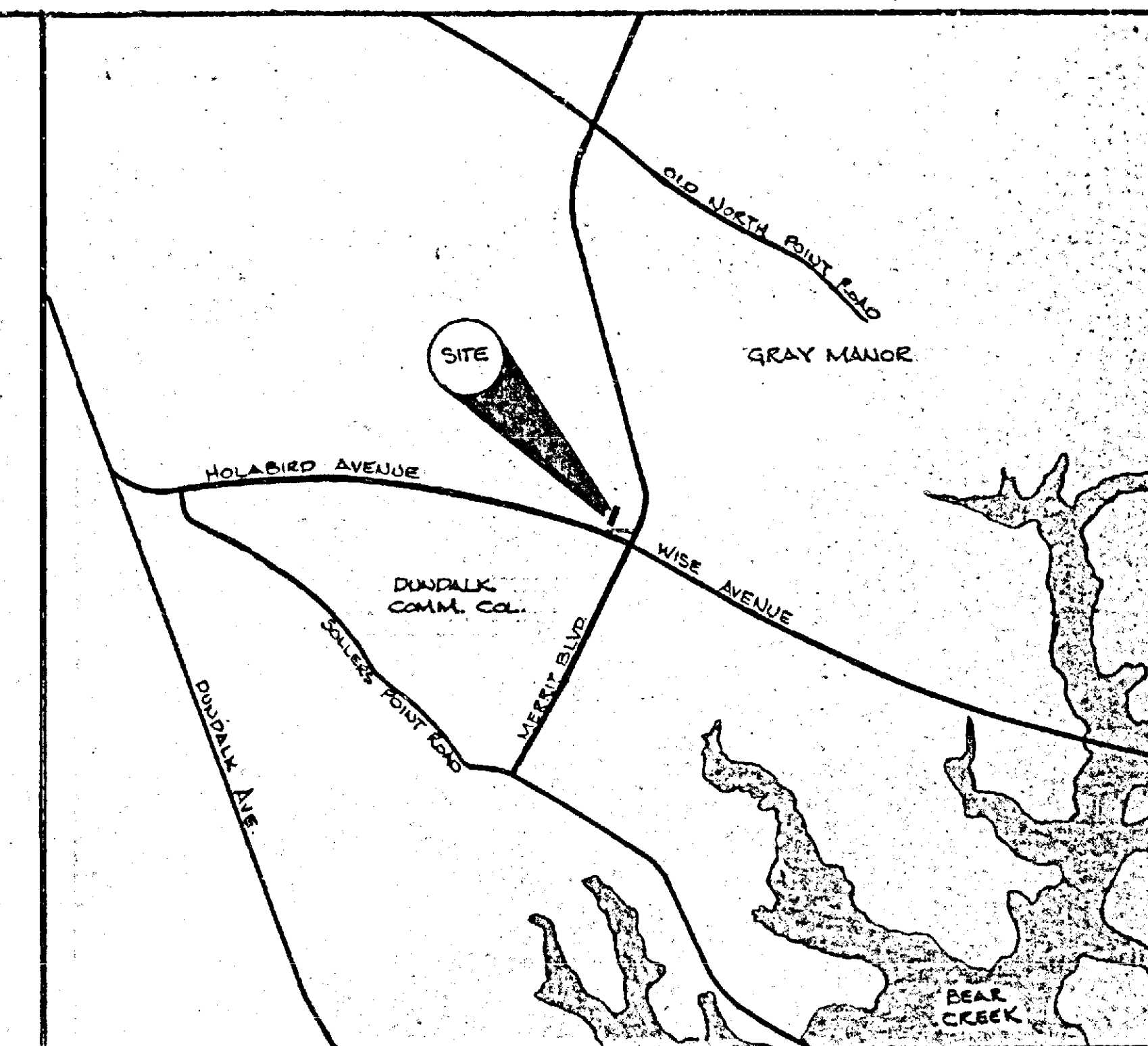
Being the property of Herman's Bakery, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

- 3 -

- 4 -



VICINITY MAP
SCALE: 1" = 2000'

PARKING REQUIREMENTS ^Δ

SQUARE FOOTAGE OF EXISTING FIRST FLOOR = 9125 SQ. FT.
SQUARE FOOTAGE OF EXISTING SECOND FLOOR = N/A
SQUARE FOOTAGE OF NEW FIRST FLOOR ADDITION = 1600 SQ. FT.
SQUARE FOOTAGE OF NEW SECOND FLOOR ADDITION = 1600 SQ. FT.
TOTAL AREA OF EXISTING AND NEW FIRST FLOOR = 11,325 SQ. FT.
TOTAL AREA OF EXISTING AND NEW SECOND FLOOR = 1600 SQ. FT.
PARKING REQUIRED FOR FIRST FLOOR AREAS

$$\frac{11,325}{200} = 56.625 \text{ SPACES; SAY } 57$$

PARKING REQUIRED FOR SECOND FLOOR AREA:

$$\frac{1600}{500} = 3.2; \text{ SAY } 3$$

TOTAL AMOUNT OF PARKING SPACES REQUIRED = 60

TOTAL AMOUNT OF PARKING SPACES AVAILABLE = 24
TOTAL AMOUNT OF PARKING SPACES SHORT = 36

**PETITIONER'S
EXHIBIT** 1

REVISED PRINT
DESTROY ALL PREVIOUS COPIES
OCT 28 1983

THIS IS A LOCATION PLOT PLAN
NOT AN AUTHENTIC SURVEY

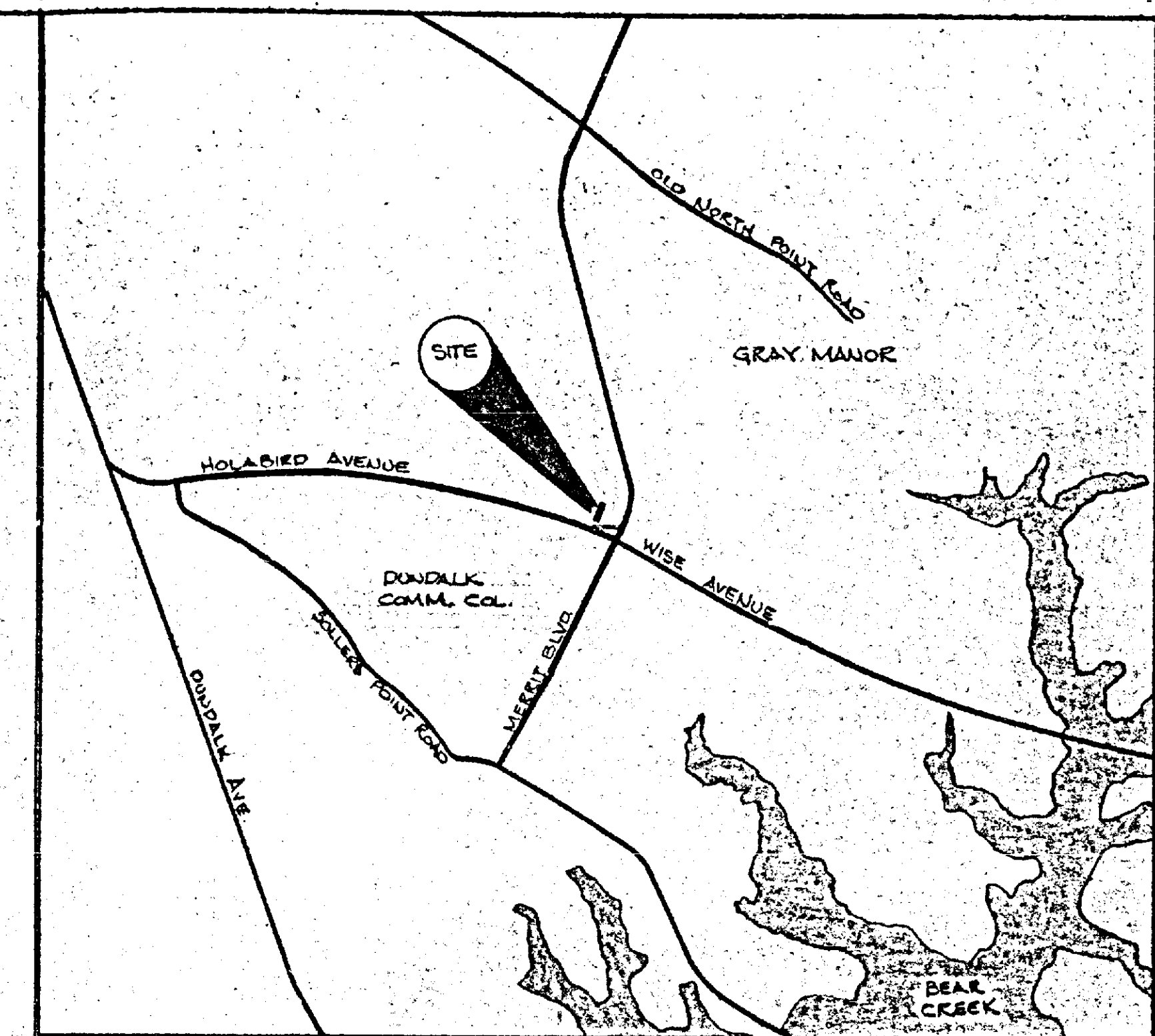
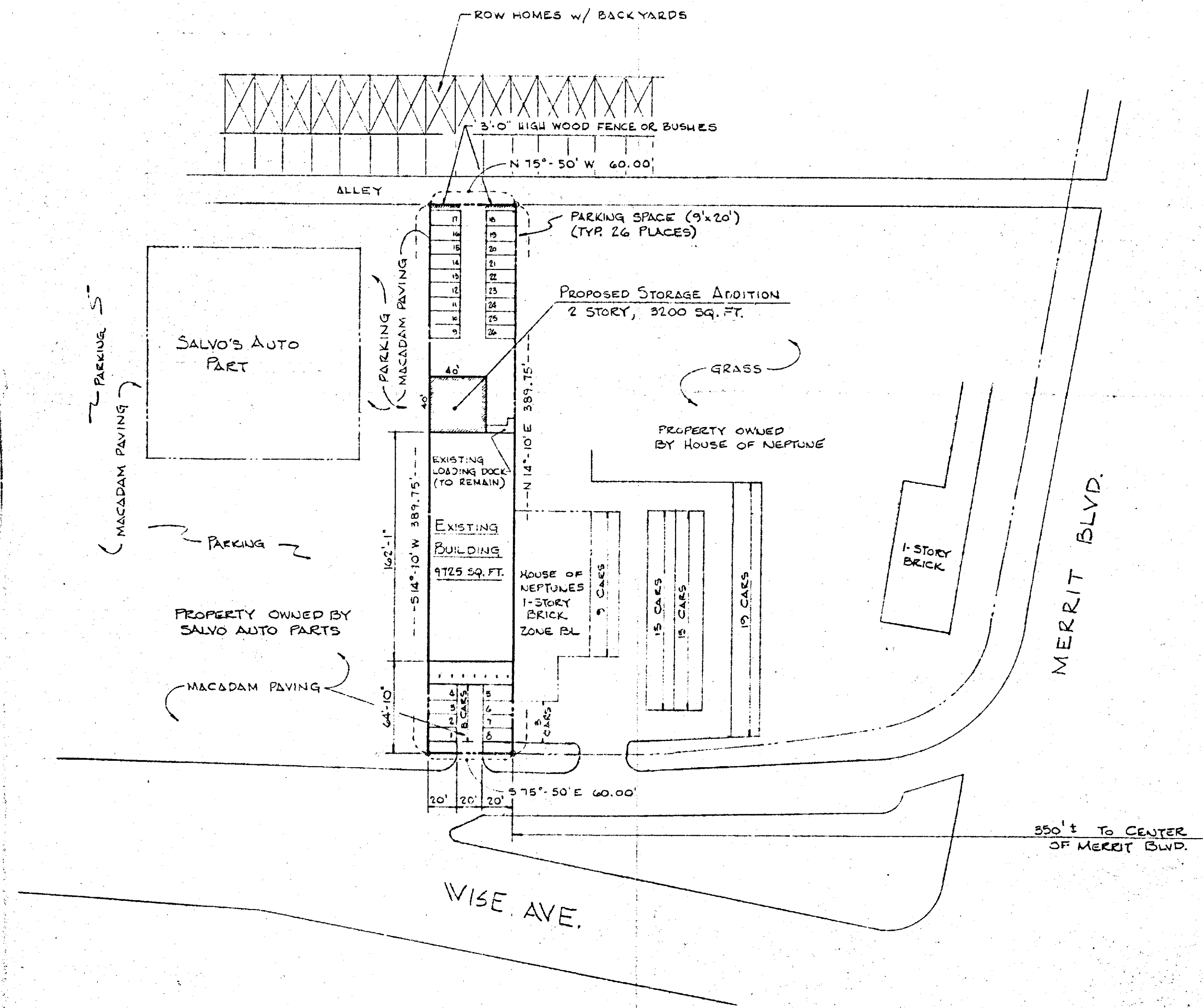
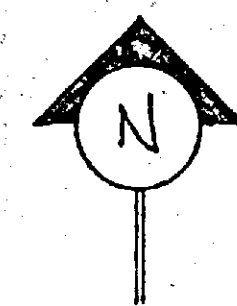
PLOT PLAN SHOWING PARKING
FOR HERMAN'S BAKERY

ZONING DATA

EXISTING ZONE: BL
EXISTING USE: BAKERY
EXISTING BLDG HEIGHT: 20'
ELECTION DISTRICT: NO. 12
AREA IN ACRES: .53

SITE PLAN & VICINITY MAP

SCALE 1" = 50'	HERMAN'S BAKERY 7560 HOLABIRD AVE. DUNDALK, MARYLAND 21222	REVISIONS A ITEMIZED DATA ON PICKING 10/11
		JOE NO 5-5025 DWG NO SP-1 SHT NO DATE 8-19-83
	SGA DESIGNS, INC. 3828 SHADY AVENUE HAMPSSTEAD, MARYLAND 21078 (301) 239-6737	



VICINITY MAP
SCALE: 1" = 2000'

MAP	1/1
ELECTION	3-2
DISTRICT	12
D-16	1/14
TYPE	A
REVISION	
BY	
DATE	

Old Plot #71

THIS IS A LOCATION PLOT PLAN
NOT AN AUTHENTIC SURVEY

PLOT PLAN SHOWING PARKING
FOR HERMAN'S BAKERY

AUG 23 1983

ZONING DATA		SITE PLAN & VICINITY MAP	
EXISTING ZONE: BL EXISTING USE: BAKERY EXISTING BLDG HEIGHT: 20' ELECTION DISTRICT: NO. 12 AREA IN ACRES: .55		HERMAN'S BAKERY 1560 HOLABIRD AVE. DONDALK, MARYLAND 21222	
PARKING SPACES EXISTING: 26 NEEDED: 61 SHORT: 35		SQA DESIGNS, INC. 3928 SHILOH AVENUE HAMPSTEAD, MARYLAND 21076 (301) 239-6737	
SCALE 1" = 50'		REVISIONS	
		JOB NO. S-5025 DWG NO. SP-1 SHT. NO. DATE: 8-19-83	